



Appendix B – Certificate of Title

STATUS OF TITLE

Title Number **3267806/1**
Title Status **Accepted**
Client File **2023-001:33**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

NORWOOD COLONY HOLDINGS LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SW 1/4 20-16-4 EPM,
SUBJECT TO THE RESERVATIONS AND PROVISOS CONTAINED IN THE GRANT FROM THE CROWN.

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **3004423/1**
Instrument Status: **Accepted**

Registration Date: 2004-07-07
From/By: KEYSTONE PIG ADVANCEMENT INC., ETAL
To: J.R. DOUGLAS STEINBURG AS AGENT

Amount:
Notes: No notes
Description: EASEMENT FOR SPREADING MANURE

3. ADDRESSES FOR SERVICE

NORWOOD COLONY HOLDINGS LTD.
Box 10
Grosse Idle MB
ROC 1G0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
2228578/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land
Registration Number: 5581935/1
Registration Date: 2023-10-05
From/By: Can-am Genetics Inc.
To: Norwood Colony Holdings Ltd.
Consideration: \$2,750,000.00
10. LAND INDEX
SW 20-16-4E EXC RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3267806/1



Appendix C – Sealed Engineering Drawings

903 Rosser Ave.
 Brandon, Manitoba
 R7A 0L3
 Tel: (204) 728-7364
 Fax: (204) 728-4418

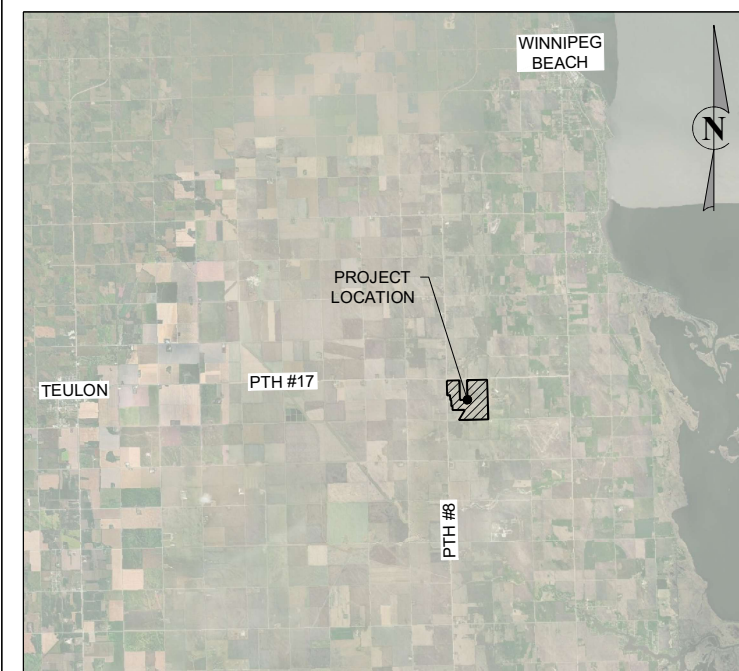
BURNS MAENDEL
 CONSULTING ENGINEERS LTD.



NORWOOD COLONY DOMESTIC LAGOON DESIGN

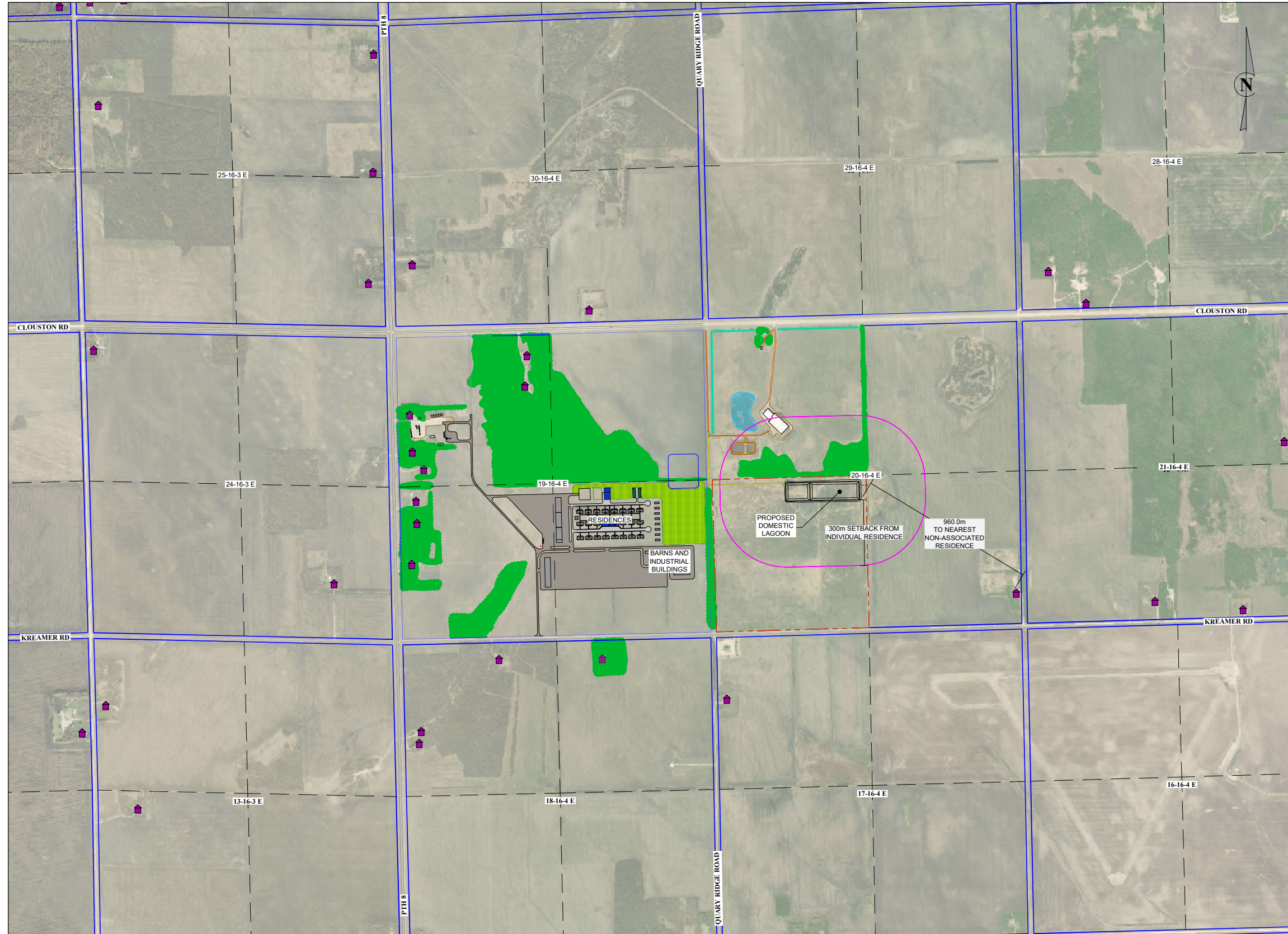
SW 20-16-4 EPM
 R.M. OF ST. ANDREWS

CIVIL DRAWINGS		
DWG NO.	DRAWING NAME	REV
C1.1	LAGOON SITING PLAN	0
C1.2	LAGOON SITE PLAN	0
C1.3	LAGOON PLAN VIEW	0
C3.1	LAGOON SECTIONS	0
C3.2	SECTIONS AND DETAILS	0
C3.3	FENCING AND SIGNAGE	0



DATE
 MAY 16, 2025

PROJECT NO:
 BMCE-23-001:33



GENERAL NOTES

1. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
2. EXISTING FEATURE LOCATIONS HAVE BEEN DERIVED FROM PROVINCIAL LIDAR DATA CAPTURED 2019 AND SURVEY INFORMATION COLLECTED BY BMCE ON OCTOBER 24 AND 25, 2023.
3. CADASTRAL PROPERTY LINE INFORMATION WAS OBTAINED FROM MANITOBA LAND INITIATIVE.
4. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF MANITOBA WATER SERVICES BOARD STANDARD CONSTRUCTION SPECIFICATIONS.



LEGEND

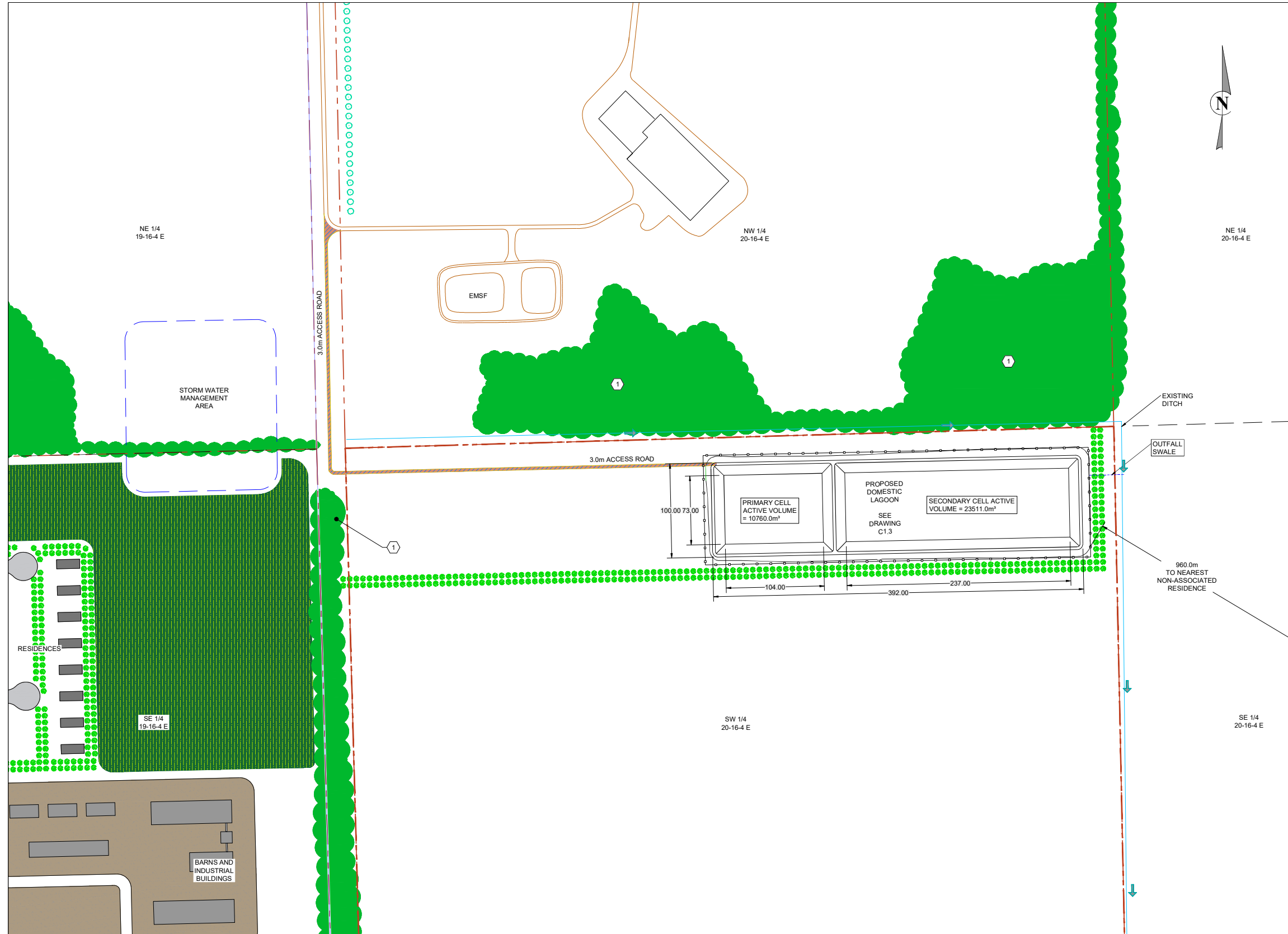
ADJACENT SINGLE RESIDENCE	
SUBJECT SITE PROPERTY LINE	
300m SETBACK TO RESIDENCE	

NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 16, 2025	AH	P.J.R.	ISSUED FOR EAP
REVISIONS				



DESIGNED BY: K.D.	REVIEWED BY: A.H.	PROJECT NAME: NORWOOD COLONY DOMESTIC LAGOON DESIGN 20-16-4 EPM, RM OF ST ANDREWS
DRAWN BY: P.J.v.R.	PROJECT START DATE: MAR, 2025	
PLOT SIZE: A1 (594x841)		BURNS MAENDEL CONSULTING ENGINEERS LTD. 903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418
SCALE: 1:10000		

DRAWING TITLE: LAGOON SITING PLAN	
PROJECT NUMBER: BMCE-23-001:33	DRAWING NO: C1.1



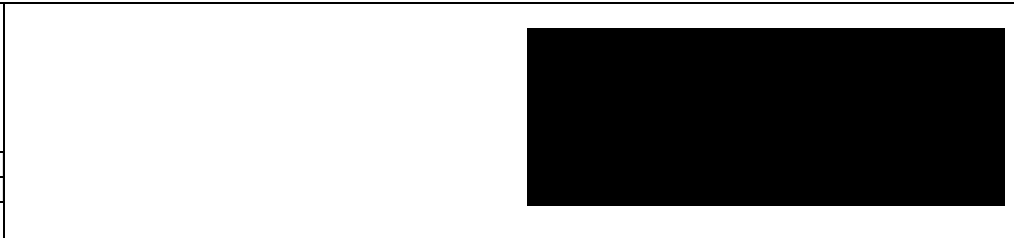
- GENERAL NOTES**
1. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 2. EXISTING FEATURE LOCATIONS HAVE BEEN DERIVED FROM PROVINCIAL LIDAR DATA CAPTURED 2019 AND SURVEY INFORMATION COLLECTED BY BMCE ON OCTOBER 24 AND 25, 2023.
 3. CADASTRAL PROPERTY LINE INFORMATION WAS OBTAINED FROM MANITOBA LAND INITIATIVE.
 4. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
 5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF MANITOBA WATER SERVICES BOARD STANDARD CONSTRUCTION SPECIFICATIONS.

- KEYNOTES:**
- ① TREED BUFFER TO BE MAINTAINED.

LEGEND

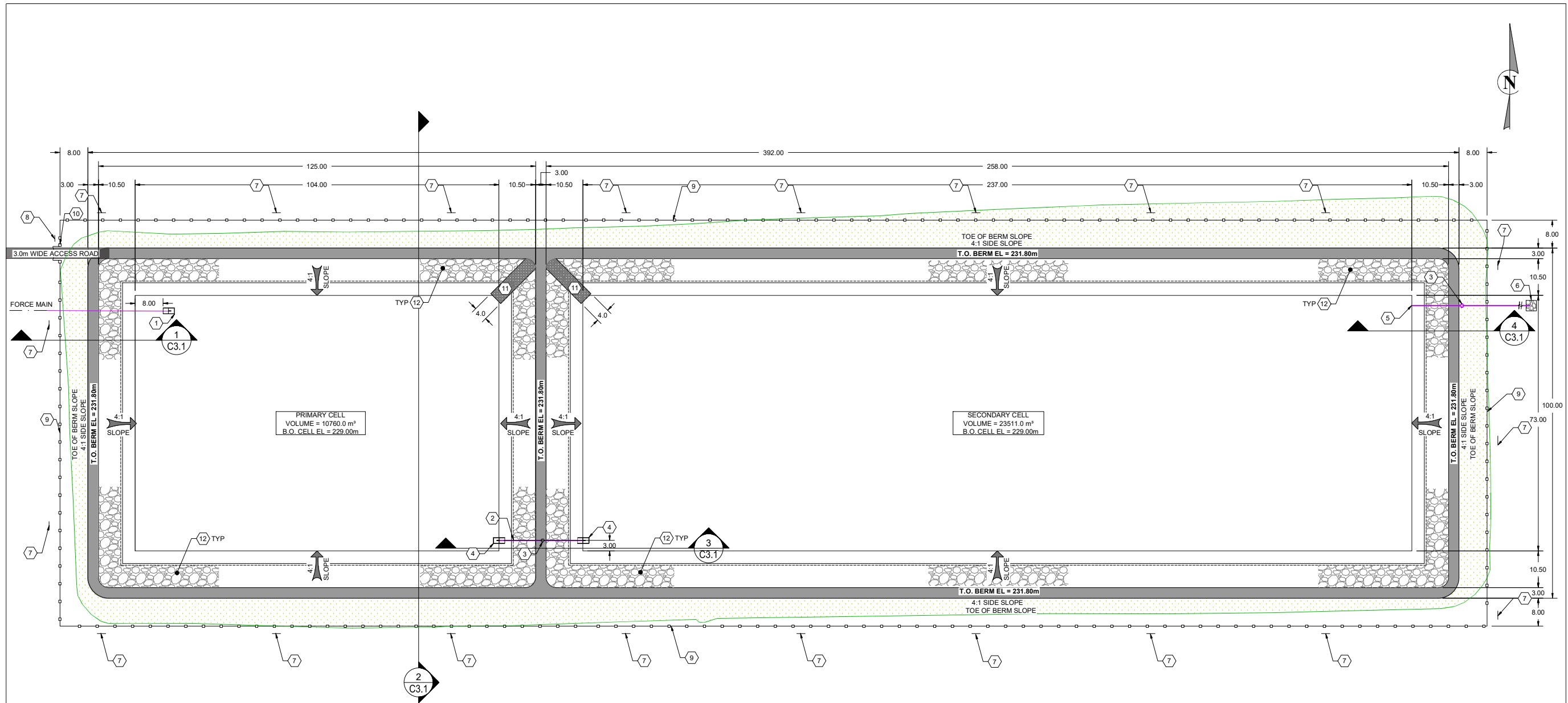
PROPERTY LINE	---
RIGHT OF WAY	---
QUARTER SECTION LINE	---
BUSH LINE	~ ~ ~
DENSE TREE COVER	█
MAJOR DRAINAGE ARROW	→
FENCE LINE	—○—○—○—
EXISTING DITCH	—○—○—○—

NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 8, 2025	AH	P.J.R.	ISSUED FOR EAP
REVISIONS				



DESIGNED BY: K.D.	REVIEWED BY: A.H.	PROJECT NAME: NORWOOD COLONY DOMESTIC LAGOON DESIGN 20-16-4 EPM, RM OF ST ANDREWS
DRAWN BY: P.J.v.R.	PROJECT START DATE: MAR 2025	
PLOT SIZE: A1 (594x841)		BURNS MAENDEL CONSULTING ENGINEERS LTD. 903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418
SCALE: 1:2000		

DRAWING TITLE: LAGOON SITE PLAN	
PROJECT NUMBER: BMCE-23-001:33	DRAWING NO: C1.2



GENERAL NOTES

- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- EXISTING FEATURE LOCATIONS HAVE BEEN DERIVED FROM PROVINCIAL LIDAR DATA CAPTURED 2019 AND SURVEY INFORMATION COLLECTED BY BMCE ON OCTOBER 24 AND 25, 2023.
- CADASTRAL PROPERTY LINE INFORMATION WAS OBTAINED FROM MANITOBA LAND INITIATIVE.
- CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
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LAGOON DESIGN PARAMETERS:

DOMESTIC LOADING
 DETENTION TIME: 230 DAYS
 LOADING RATE: 300 LITRES / PERSON / DAY
 POPULATION: 250 PEOPLE
 ORGANIC LOADING RATE: 0.077kg BOD5 / PERSON / DAY
 ORGANIC TREATMENT RATE: 56kg BOD5 / (HA*DAY)

LAGOON GEOMETRIC PARAMETERS:

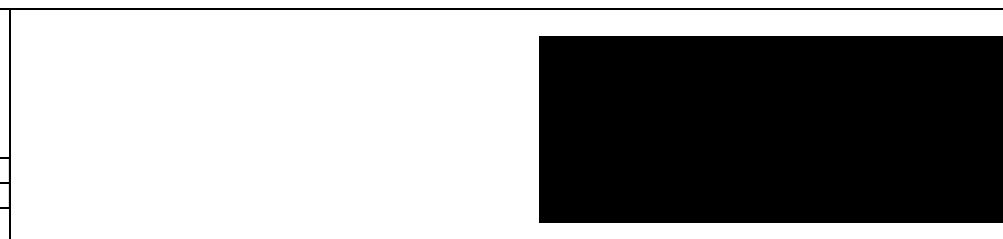
CELL HEIGHT (INCLUDES DEAD SPACE): 1.5 m
 FREEBOARD: 1.0 m
 TOTAL CELL HEIGHT: 2.5 m
 INTERIOR SIDE SLOPE: 4:1
 EXTERIOR SIDE SLOPE: 4:1
 BERM WIDTH: 3.0 m

KEYNOTES:

- 1 1800 x 1800 x 150mm THICK CONCRETE INLET PAD c/w 200mm HIGH CURB. REFER TO DETAIL ON SHEET C3.2.
- 2 Ø150mm EQUALIZATION PIPE.
- 3 GATE VALVE. REFER TO DETAIL ON SHEET C3.2.
- 4 1800mm x 3100mm x 150mm THICK CONCRETE SPLASH PAD w/ 200mm HIGH CURB. REFER TO DETAIL ON SHEET C3.2.
- 5 Ø150mm DISCHARGE PIPE @ 0.5% SLOPE.
- 6 DISCHARGE PIPE OUTFALL c/w GEOTEXTILE FABRIC AND 3m x 3m x 0.3m OF RIP RAP.
- 7 PERIMETER SIGN. REFER TO SHEET C3.3 FOR DETAILS.
- 8 MAIN ENTRANCE SIGN. REFER TO SHEET C3.3 FOR DETAILS.
- 9 PERIMETER FENCE. REFER TO SHEET C3.3 FOR DETAILS.
- 10 PERIMETER FENCE GATE. REFER TO SHEET C3.3 FOR DETAILS.
- 11 4.0m WIDE CONCRETE ACCESS RAMP. REFER TO DETAIL ON C3.2.
- 12 RIP RAP AROUND PERIMETER OF EACH CELL SHALL BE INSTALLED IN ACCORDANCE WITH MANITOBA INFRASTRUCTURE STANDARD CONSTRUCTION SPECIFICATION - SPECIFICATIONS FOR STONE RIP RAP - PART 1297.2.2 STONE RIP-RAP GRADATION CLASS 350.

LEGEND	
FENCE LINE	
GATE VALVE	
FORCE MAIN	
COLLECTION PIPE	
RIP RAP	
SOD	

NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 16, 2025	AH	PJR	ISSUED WITH EAP
REVISIONS				

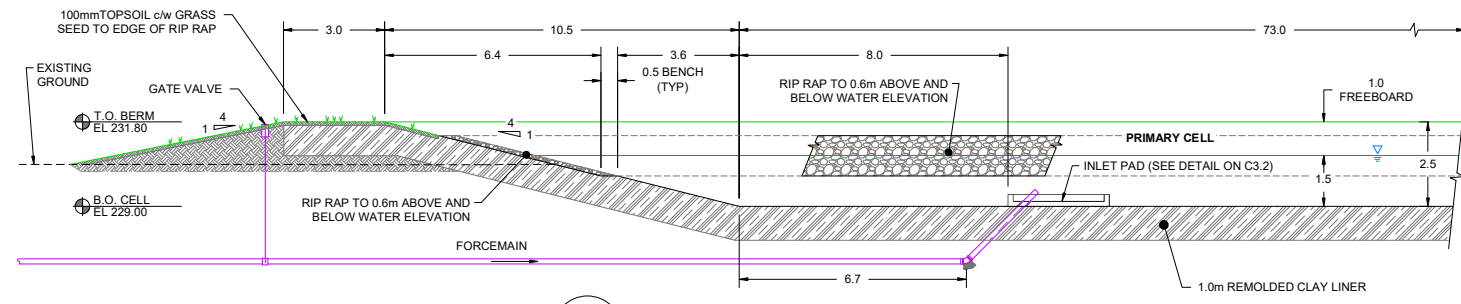


DESIGNED BY: KD	REVIEWED BY: AH	PROJECT NAME: NORWOOD COLONY DOMESTIC LAGOON DESIGN 20-16-4 EPM, RM OF ST. ANDREWS
DRAWN BY: PJVR	PROJECT START DATE: MAR 2025	<p>BURNS MAENDEL CONSULTING ENGINEERS LTD. 903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418</p>
SCALE: 1:550 (m)		

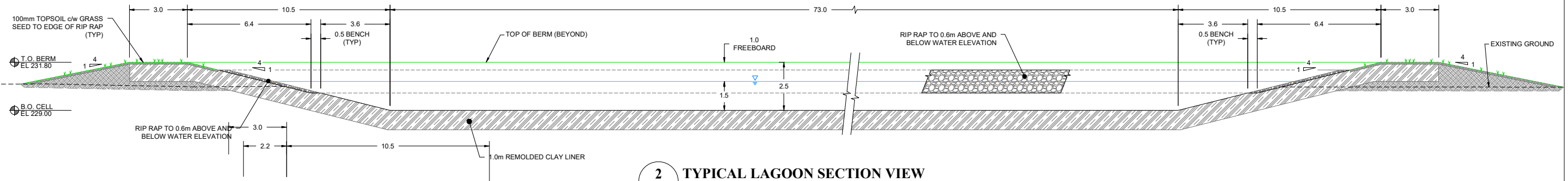
DRAWING TITLE: LAGOON PLAN VIEW	PROJECT NUMBER: BMCE-23-001:33	DRAWING NO.: C1.3
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GENERAL NOTES

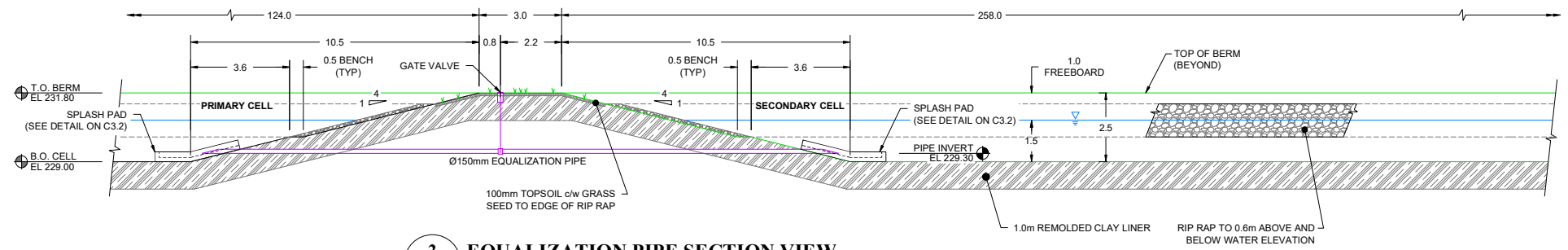
1. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
2. EXISTING FEATURE LOCATIONS HAVE BEEN DERIVED FROM PROVINCIAL LIDAR DATA CAPTURED 2019 AND SURVEY INFORMATION COLLECTED BY BMCE ON OCTOBER 24 AND 25, 2023.
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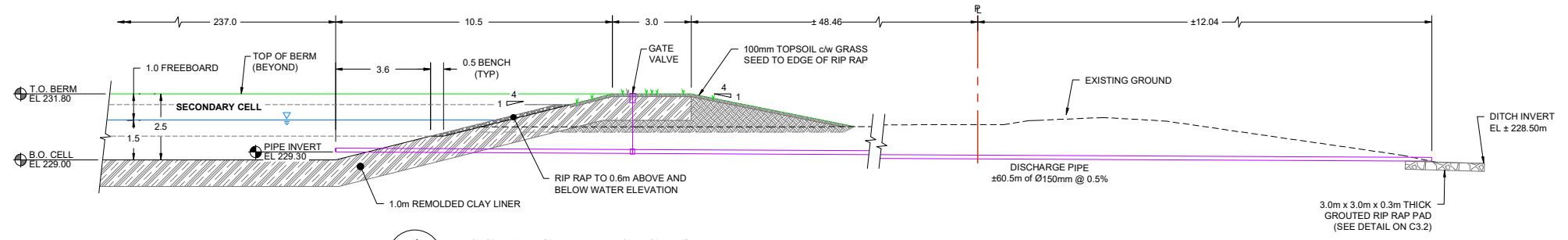
1 FORCEMAIN PIPE SECTION VIEW
C1.3 SCALE: 1:100



2 TYPICAL LAGOON SECTION VIEW
C1.3 SCALE: 1:100

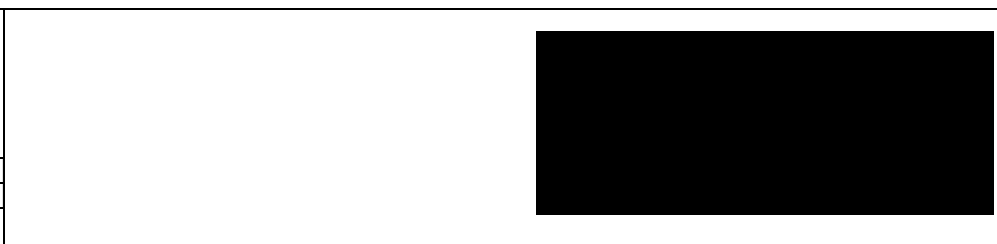



3 EQUALIZATION PIPE SECTION VIEW
C1.3 SCALE: 1:100

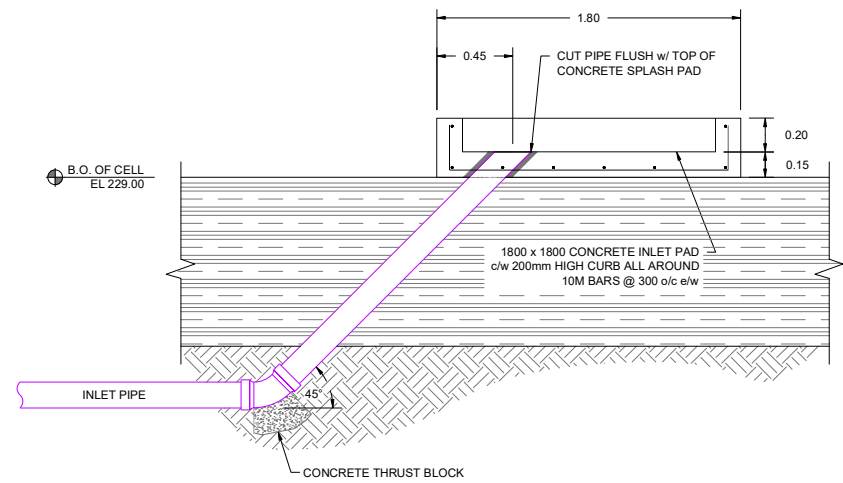


4 DISCHARGE PIPE SECTION VIEW
C1.3 SCALE: 1:100

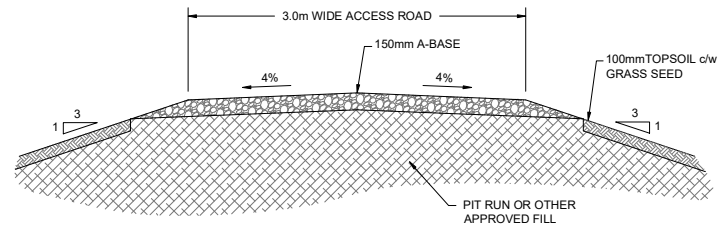
NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 16, 2025	AH	PJR	ISSUED WITH EAP
REVISIONS				



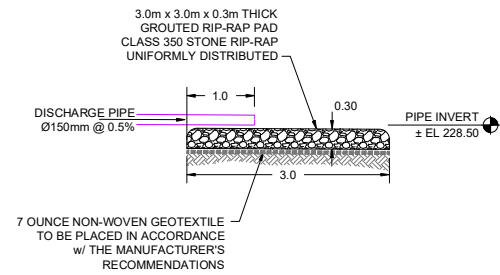
DESIGNED BY: KD	REVIEWED BY: AH	PROJECT NAME: NORWOOD COLONY DOMESTIC LAGOON DESIGN 20-16-4 EPM, RM OF BROKENHEAD	DRAWING TITLE: LAGOON SECTIONS
DRAWN BY: PJR	PROJECT START DATE: MAR 2025	 903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418	PROJECT NUMBER: BMCE-23-001:33
PLOT SIZE: A1 (594x841)	SCALE: AS NOTED		DRAWING NO.: C3.1



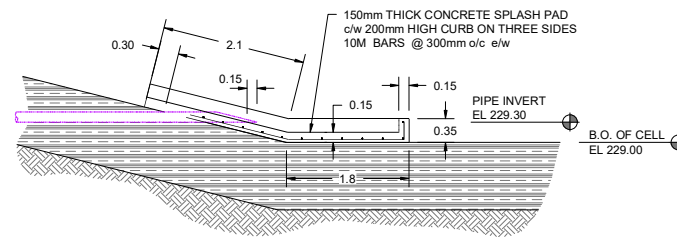
INLET PAD DETAIL
SCALE: 1:20



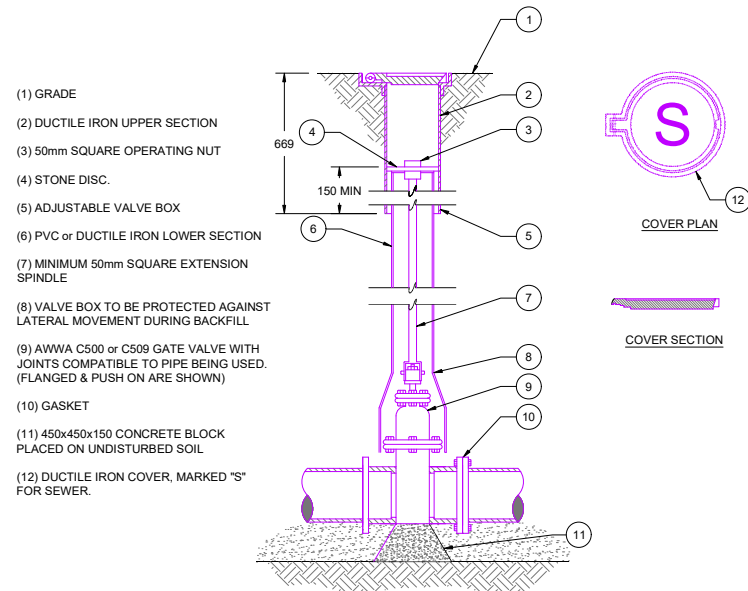
ACCESS ROAD SECTION
SCALE: 1:30



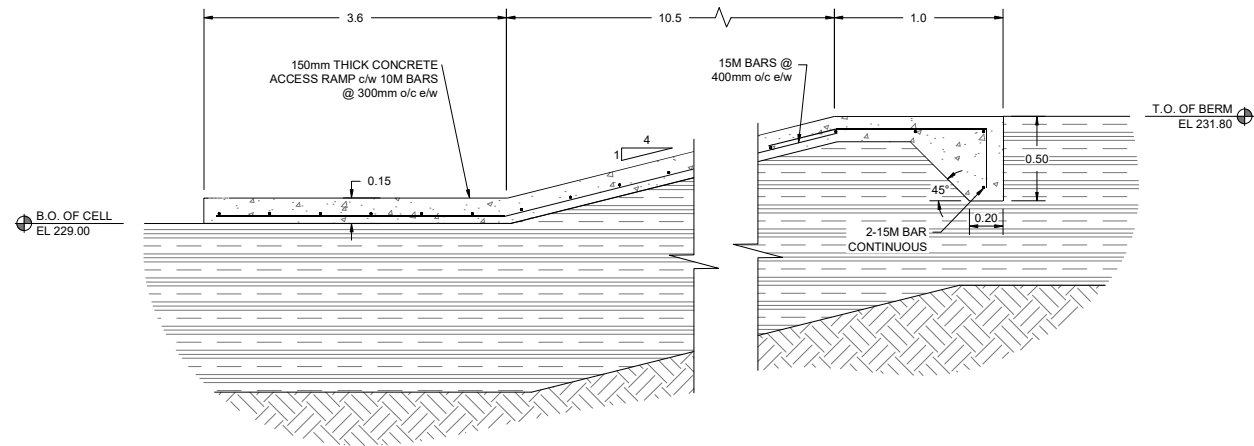
GROUTED RIP RAP PAD
SCALE: 1:50



TYPICAL SPLASH PAD DETAIL
SCALE: 1:50

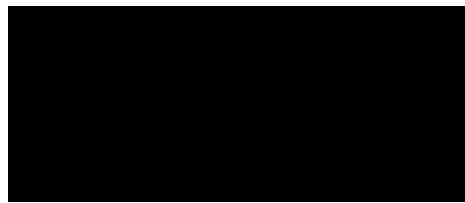


TYPICAL GATE VALVE DETAIL
SCALE: 1:10



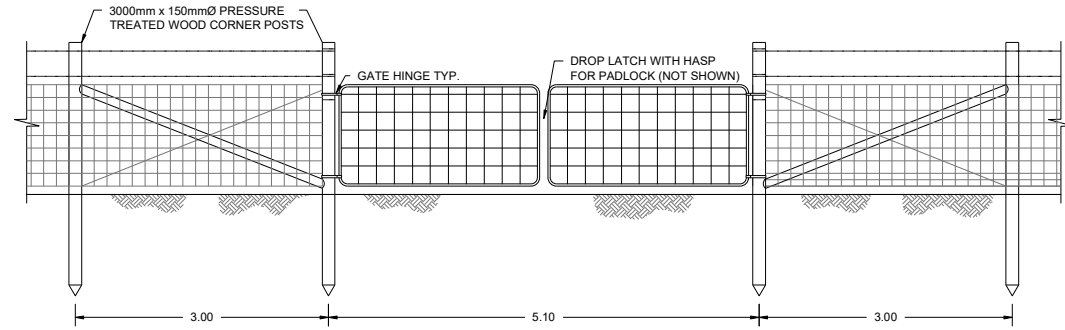
CONCRETE ACCESS RAMP SECTION
SCALE: 1:20

NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 16, 2025	AH	PJVR	ISSUED WITH EAP
REVISIONS				

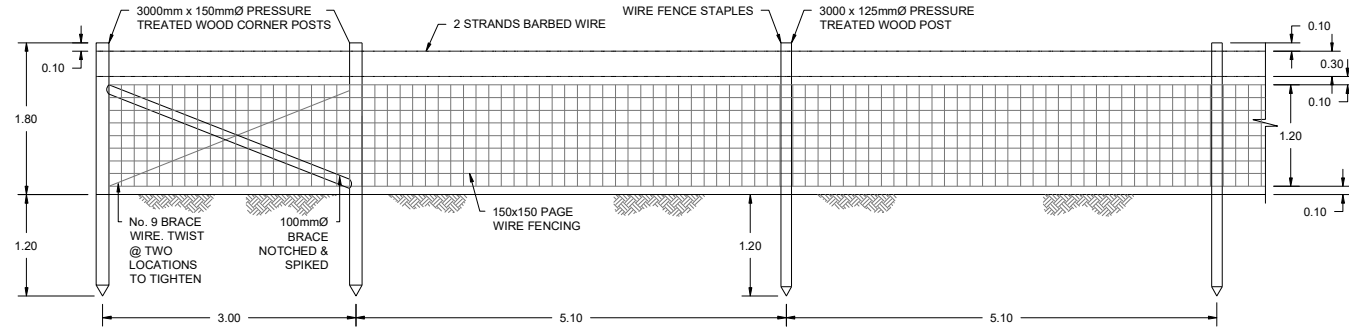


DESIGNED BY: KD	REVIEWED BY: AH	PROJECT NAME: NORWOOD COLONY DOMESTIC LAGOON DESIGN 20-16-4 EPM, RM OF ST. ANDREWS
DRAWN BY: PJVR	PROJECT START DATE: MAR 2025	903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418
PLOT SIZE: A1 (594x841)	SCALE: AS NOTED	

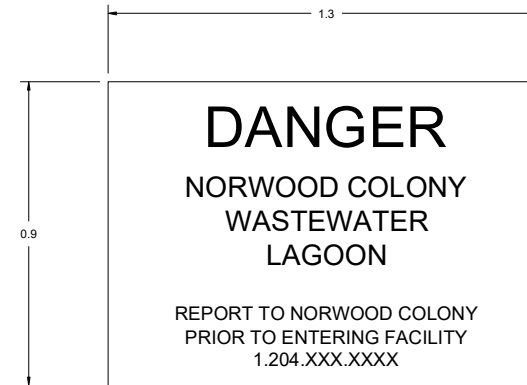
DRAWING TITLE: SECTIONS AND DETAILS	
PROJECT NUMBER: BMCE-23-001:33	DRAWING NO: C3.2



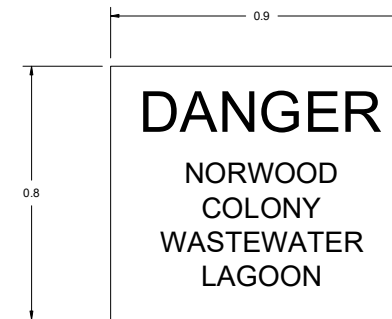
PAGE WIRE FENCE GATE DETAIL
SCALE: N.T.S.



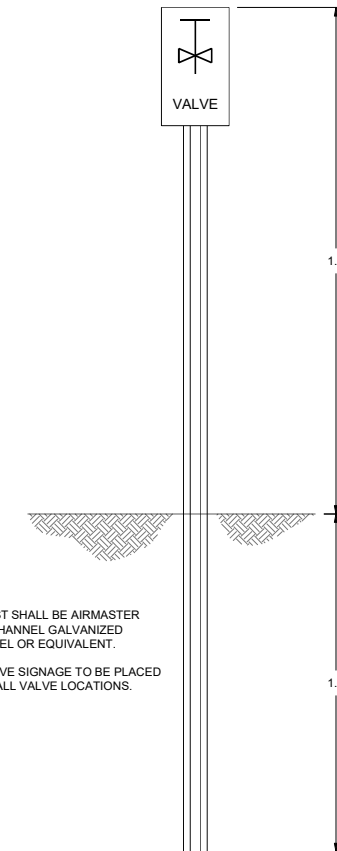
PAGE WIRE FENCE DETAIL
SCALE: N.T.S.



- NOTES:
1) MAIN ENTRANCE SIGNAGE TO BE ATTACHED AND INSTALLED WITH TWO 4x4 PRESSURE TREATED WOOD POSTS.
2) SIGN TO BE CONSTRUCTED OF ALUMINUM AIR MASTER QUALITY OR APPROVED EQUAL.



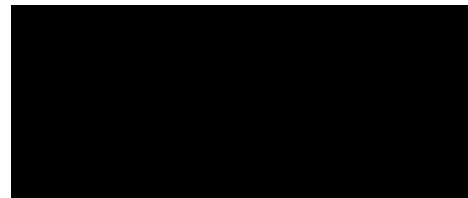
- NOTES:
1) PERIMETER SIGNAGE TO BE SECURED TO PERIMETER FENCE POSTS EVERY 50m AROUND ENTIRE FACILITY.
2) SIGNS TO BE CONSTRUCTED OF ALUMINUM AIR MASTER QUALITY OR APPROVED EQUAL.




- NOTES:
1) POST SHALL BE AIRMASTER U-CHANNEL GALVANIZED STEEL OR EQUIVALENT.
2) VALVE SIGNAGE TO BE PLACED AT ALL VALVE LOCATIONS.

SIGNAGE DETAILS
SCALE: N.T.S.

NO.	DATE	APP.	BY	DESCRIPTION
0	MAY 16, 2025	AH	PJR	ISSUED WITH EAP
REVISIONS				



DESIGNED BY: KD	REVIEWED BY: AH	PROJECT NAME: NORWOOD COLONY DOMESTIC LAGOON DESIGN 20-16-4 EPM, RM OF ST. ANDREWS	DRAWING TITLE: FENCING AND SIGNAGE
DRAWN BY: PJR	PROJECT START DATE: MAR 2025	 BURNS MAENDEL CONSULTING ENGINEERS LTD. 903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418	PROJECT NUMBER: BMCE-23-001:33
PLOT SIZE: A1 (594x841)	SCALE: AS NOTED		DRAWING NO: C3.3